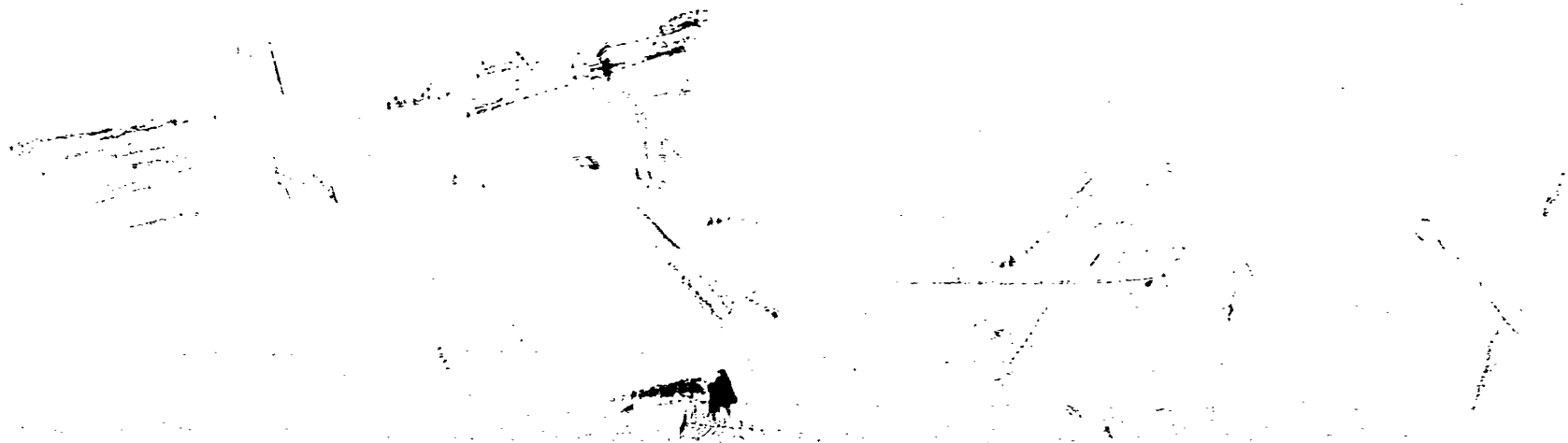


PB# 86-52

Bruno Bros. Auto Tech.

40-2-12

Approved
1-14-87



Oxford®

ESSELTE

MADE IN U.S.A.

NO. 753 1/3

General Receipt		8727
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550		March 16 19 87
Received of Bruno Bros. Automotives		\$ 180.00
One Hundred Eighty and 00/100		DOLLARS
For Plan. Bd Engineering Fee 80.00 - Final Site Plan Fee 100.00		86-52
DISTRIBUTION		By Pauline H. Townsend Town Clerk
FUND	CODE	AMOUNT
Check # 180.00		
# 4324		

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt		7975
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550		August 11, 19 86
Received of Bruno Bros Automotives		\$ 25.00
Twenty - Five and 00/100		DOLLARS
For Site application Fee - 86-52		
DISTRIBUTION		By Pauline H. Townsend Town Clerk
FUND	CODE	AMOUNT
CR #	3861	25.00

Williamson Law Book Co., Rochester, N. Y. 14609

County File No. **NT 40-86M**

COUNTY PLANNING REFERRAL

(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of **Bruno Brothers Auto Tech, Inc.**

for a **Site Plan**

County Action: **Approved**

LOCAL MUNICIPAL ACTION

The Above-cited application was:

Denied Approved

Approved subject to County recommendations

.....
(Date of Local Action)

.....
(Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.

Charles Carroll

Patriot



U.S. Domestic Rate

**ORANGE COUNTY DEPARTMENT OF PLANNING
AND DEVELOPMENT**

124 Main Street

Goshen, N.Y. 10924

Date 26 January 1987

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550

copy

TO McGoe and Hauser Consulting Engineers, P.C. DR.
45 Quassaick Avenue, New Windsor, New York 12550

DATE

CLAIMED

ALLOWED

PROFESSIONAL SERVICES

PLANNING BOARD

New Windsor Project No. 86-52

Bruno Brothers Site Plan

Plan/Field Reviews

26,26 September; 6 October 1986; 2.0 hrs

\$80. 00

AMOUNT DUE:

\$80. 00

Frank Schuch PB

TOWN OF NEW WINDSOR
PLANNING BOARD FEES
JANUARY 1, 1987

Checks payable to:
TOWN OF NEW WINDSOR

Date to:
TOWN CLERK

\$ 25.00 APPLICATION FEE

25.00

8-11-86

ADDITIONAL FEES

\$100.00 (*) SITE PLAN FEE

100.00

3-16-87

\$100.00 PRE-PRELIMINARY

\$100.00 PRELIMINARY

\$100.00 + \$5.00 per unit FINAL PLAT

\$150.00 FINAL PLAT SEC. FEE

Varies ENGINEERING FEE

80.00

3-16-87

TOTAL ADDITIONAL FEES

180.00

3-16-87

* All uses (except multi-family dwellings, including apartment houses and condominiums). Apartment houses and condominiums: \$100.00 plus \$10.00 for each unit.

Separate check, payable to:
TOWN OF NEW WINDSOR

Date to:
COMPTROLLER

\$250.00 per unit (**) RECREATION FEE

** The unit or lot which contains the premises in which the applicant resides shall be excluded from paying the recreation fee.

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received 8/11/86
Meeting Date 1st Mtg. 9/12/86
Public Hearing _____
Action Date Approved 1-14-87
Fees Paid 25.00

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project ADDITION TO BRUNO BROS AUTO TECH, INC
2. Name of Applicant Bruno Bros. Auto Tech Inc. Phone 561-8770
Address 262 Quassaick Ave New Windsor NY 12550
(Street Name & No.) (Post Office) (State) (Zip Code)
3. Owner of Record Bruno Bros Auto Tech Inc Phone 561-8770
Address 262 Quassaick Ave New Windsor NY 12550
(Street Name & No.) (Post Office) (State) (Zip Code)
4. Name of Person JAY S. KLEIN-ARCHITECT
Preparing Plan JAY S. KLEIN-ARCHITECT Phone 565-6111
Address 11 GARDEN DRIVE NEW WINDSOR NY 12550
(Street Name & No.) (Post Office) (State) (Zip Code)
5. Attorney Jerry Fiadelholtz Phone 562-4630
Address Quassaick Ave New Windsor NY
(Street Name & No.) (Post Office) (State) (Zip Code)
6. Location: On the WEST side of QUASSAICK AVE
400' feet SOUTH
(Street) (direction)
of PRIE AVE.
(Street)
7. Acreage of Parcel .72 ACRE
8. Zoning District N.C. ZONE
9. Tax Map Designation: Section 40 Block 2 Lot(s) 12
10. This Application is for the use and Construction of AN ADDITION TO AN AUTO SERVICE STATION
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? NO If so, list case Number and Name _____
12. List all contiguous holdings in the same ownership
Section NONE Block _____ Lot(s) _____

FOR OFFICE USE ONLY:

Schedule _____ Column _____ Number _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

8th day of August, 1986 Robert N. Bruno
(Applicant's Signature)
Martha Wye V. Pres.
Notary Public Title

MARTHA WYE
Notary Public, State of New York
Qualified in Orange County
No. 9553790
Commission Expires March 30, 1991

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE
STATE OF NEW YORK

Robert N. Bruno being duly sworn, deposes and says
that he resides 267 Quassick Ave. New Windsor in the
(Owner's Address)
county of ORANGE and State of NEW YORK
and that he is (the Owner in fee) of (V. Pres.) of the
(Official Title)

Corporation which is the Owner in fee) of the premises described in
the foregoing application and that he has authorized

JAY S. KLEIN to make the foregoing application for
special use approval as described herein.

Sworn before me this

8th day of August, 1986 Robert N. Bruno
(Owner's Signature)
Martha Wye V. Pres.
Notary Public

MARTHA WYE
Notary Public, State of New York
Qualified in Orange County
No. 9553790
Commission Expires March 30, 1991

Bruno Bros. Automotive Technicians Inc.

INSTRUCTIONS

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? ☐ Yes ☒ No
2. Will there be a major change to any unique or unusual land form found on the site? ☐ Yes ☒ No
3. Will project alter or have a large effect on an existing body of water? ☐ Yes ☒ No
4. Will project have a potentially large impact on ground-water quality? ☐ Yes ☒ No
5. Will project significantly effect drainage flow on adjacent sites? ☐ Yes ☒ No
6. Will project affect any threatened or endangered plant or animal species? ☐ Yes ☒ No
7. Will project result in a major adverse effect on air quality? ☐ Yes ☒ No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? ☐ Yes ☒ No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? ☐ Yes ☒ No
10. Will project have a major effect on existing or future recreational opportunities? ☐ Yes ☒ No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? ☐ Yes ☒ No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? ☐ Yes ☒ No
13. Will project have any impact on public health or safety? ☐ Yes ☒ No
14. Will project effect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? ☐ Yes ☒ No
15. Is there public controversy concerning the project? ☐ Yes ☒ No

PREPARED BY SIGNATURE

Gay L. Klein
BRUNO BROS AUTO
TECHNICIANS

TITLE:

ARCHITECT

REPRESENTING:

DATE:

August 8, 1986

9/1/88



BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

1763

Bruno Brothers Automotive Technicians, INC.

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 23 September 19 86 .

✓ The site plan or map was approved by the Bureau of Fire Prevention.

The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

SIGNED

CHAIRMAN



Louis Heimbock
County Executive

Department of Planning & Development

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner
Paul Costanza, Director of Community Development

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT 239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

D P & D Reference No. NYCT 40-8641
County I.D. No. 40, 21, 12

Applicant BRUNO BROTHERS AUTO TECH INC.
Proposed Action: SITE PLAN FOR BLDG ADDITION
State, County, Inter-Municipal Basis for 239 Review FRONTAGE/ACCESS NY 194

County Effects: _____

Related Reviews and Permits _____

County Action: ☒ Approved ☐ Disapproved

Approved subject to the following modifications: _____

SEPT. 19, 1986
Date

Peter Garrison
Commissioner

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by

Jay S. Klein for the building or subdivision of
Bruno Bros Auto Technicians has been
reviewed by me and is approved ✓,
~~disapproved~~ _____.

~~if disapproved, please list reason.~~

will not interfere with water system

HIGHWAY SUPERINTENDENT

✓ Steve D. D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by

Jay S. Klein for the building or subdivision of
Bruno Bros. Automotive Technicians has been
reviewed by me and is approved ✓,
disapproved _____.

If disapproved, please list reason.

Provide for Oil & Grease separator before
entering sewer line lateral

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Sumner W. Masten Jr.
SANITARY SUPERINTENDENT

September 15, 1986
DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

BRUNO BROS. AUTOMOTIVE TECHNICIANS, INC.

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 12 August 1986.

☒ The site plan or map was approved by the Bureau of Fire Prevention.

☐ The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

R. H. [Signature]
13 Aug 86

SIGNED: _____

CHAIRMAN

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

Shirley:
Per your request!
P.

-----x
In the Matter of the Application of
BRUNO BROS. and SUN OIL COMPANY OF
PENNSYLVANIA,
#81-25.

DECISION GRANTING
SPECIAL PERMIT

-----x
WHEREAS, SUN OIL COMPANY OF PENNSYLVANIA, P. O. Box 988,
498 Concord Street, Framingham, Massachusetts, and DENNIS and ROBERT
BRUNO (contract purchasers), have made joint application before the
Zoning Board of Appeals for a special permit to use property located
on Route 94 for automobile repair and operation of gasoline station
for the sale of gasoline, motor oils and accessories, etc. in an R-4
(residential) zone; and

WHEREAS, a public hearing was held on the 14th day of
December, 1981 at the Town Hall, 555 Union Avenue, New Windsor, N. Y.;
and

WHEREAS, the applicants' BRUNO were present with their
attorney, Jerald Fiedelholz, Esq. of 270 Quassaick Avenue, New Windsor,
New York; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New
Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents
and businesses as prescribed by law and published in The Sentinel, also
as required by law.

2. The evidence shows that the applicant plans to operate
a pre-existing 3 bay garage and office formerly used by owner SUN OIL

for the purposes of automobile repair and operation of gasoline station for the sale of gasoline, motor oils and accessories, etc.

3. The evidence shows that the premises is presently boarded and vacant and if special permit is granted, will be improved reopened and occupied and maintained.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of law in this matter:

1. The proposal as presented will not cause any substantial change in the neighborhood; nor will be detrimental thereto.

2. The proposal as presented will not endanger the safety, health, comfort and convenience of nearby residents; nor will the proposed use be hazardous in any way.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor grant a special permit as requested by the applicants herein with the following restrictions:

(1) Hours of operation: Monday through Saturday 7:30 a.m. to 7 p.m. with no hours on Sunday;

(2) Maximum of 8 cars allowed outside overnight;

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant's attorney.

Dated: May 13, 1982.

Chairman

STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
112 DICKSON STREET
NEWBURGH, NY 12550

Albert E. Dickson
Regional Director

Franklin E. White
Commissioner

September 23, 1986

New Windsor Planning Board
Town Hall
555 Union Avenue
New Windsor, NY 12550

RE: Addition to Bruno Bros. Auto
Route 94, S.H. 42
Town of New Windsor


Dear Chairman:

We have reviewed this matter and please find our comments
checked below:

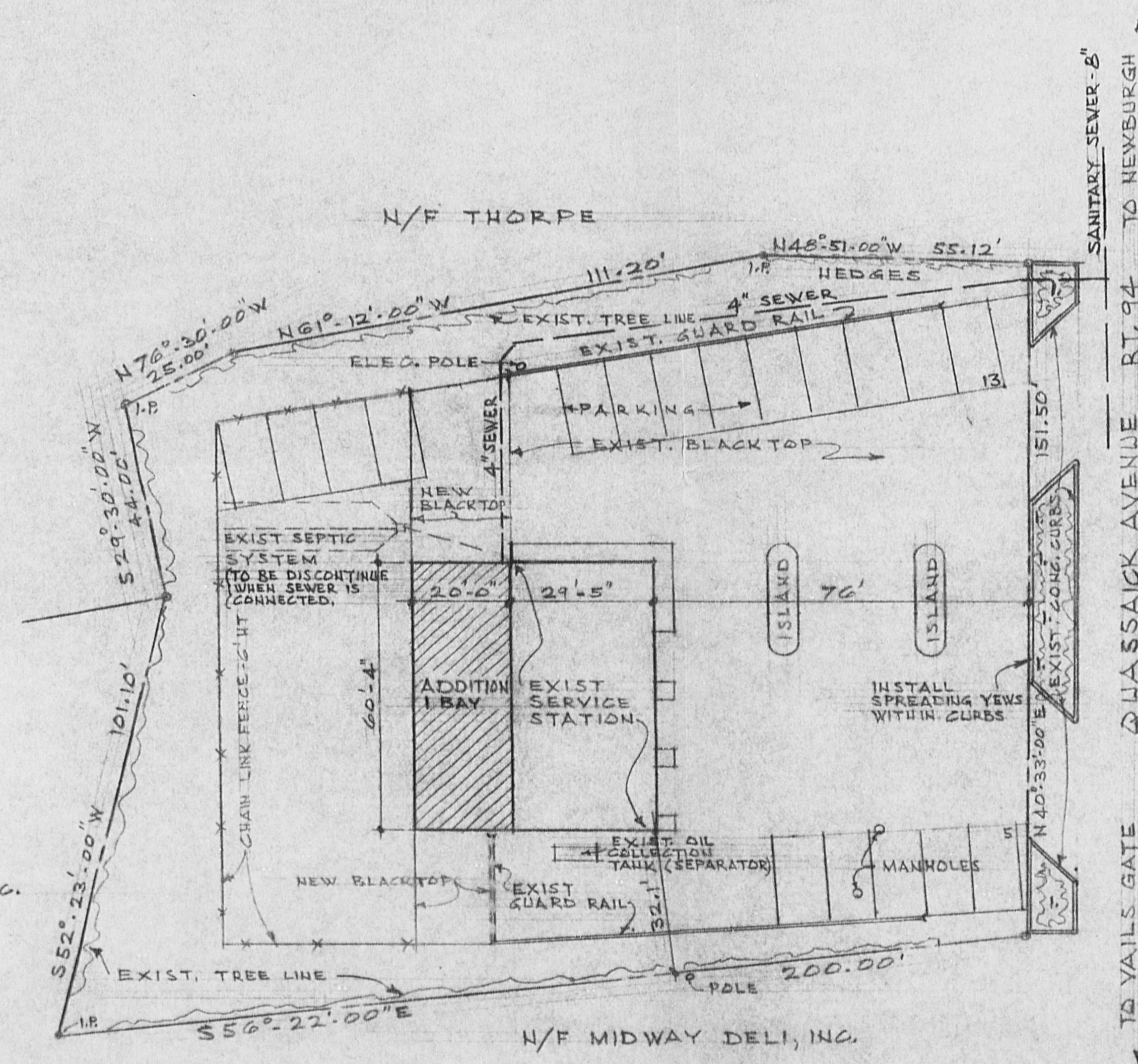
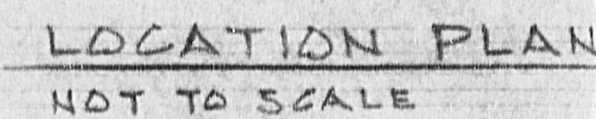
- ☐ A Highway Work Permit will be required
- ☒ No objection
- ☐ Need additional information ☐ Traffic Study
- ☐ Drainage Study
- ☐ To be reviewed by Regional Office
- ☐ Does not affect N.Y. State Dept. of Transportation

ADDITIONAL COMMENTS:

Very truly yours,


Donald Greene
C.E. I Permits
Orange County

DG/dn



SCALE : 1" = 20'
SITE PLAN IS BASED ON A SURVEY BY
WASHBURN ASSOC., LLS #48368, APR. 15, 1982

PLANTING LIST - 1.
SPREADING YEW, STD. - 24"-30"

<u>ADDITION - ONE BAY</u> <u>BRUNO BROS. AUTOMOTIVE TECHNICIANS, INC.</u> <u>262 QUASSACK AVE., NEW WINDSOR, N.Y.</u>	
<u>JAY S. KLEIN - ARCHITECT</u> <u>11 GARDEN DRIVE, NEW WINDSOR, N.Y.</u>	
JULY 1986 REV. AUG 5, 86	PROJ. NO. 166-86 REV. SEPT. 9, 86. REV. SEPT 30, 86

A. —